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TOPIC: FINAL BLUE RIBBON PANEL RECOMMENDATIONS

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SUMMARY: During the August and September Blue Ribbon Panel meetings, members began editing and finalizing draft recommendations to be included in the final draft. Five recommendation categories were eventually approved, each containing a number of necessary “action steps.”

BACKGROUND: The September discussion focused on recommendations one and two: (1) Expanding Data Collection and Delivery and (2) Improving Service. Panel members requested that the recommendation put a greater focus on identifying which organizations must cooperate to address each recommendation. These two recommendations were thoroughly discussed and staff is confident that they can be prepared for the final draft for amendment and approval at the November meeting.

The final three recommendations were tabled until the October meeting.

STAFF RECOMMENDATION: Referring to the recommendations and action steps listed below, the panel should focus on discussing and approving action steps that address recommendations (3) Financing Housing Needs, (4) Strategic Partnerships, and (5) Policy Development. Financing issues are especially in need of discussion and the panel needs to reach the point where staff can put together a final report draft for amendment and final approval at the November 15 meeting.

Recommendations

1. Expanding Data Collection & Delivery
2. Improving Service
3. Financing Housing Needs
4. Strategic Partnerships
5. Policy Development

Data Collection & Delivery

- ◆[CDH] Implement ongoing collection and updating of housing needs assessment data.
- ◆[Interagency council] Incorporate Point-in-time homelessness survey.
- ◆Inventory shelter beds and services for daily occupancy.
- ◆[CDH]Continually assist communities with conducting and updating needs assessments.
- ◆[CDH] Make completion of local needs assessment required for application to State Housing Board.
- ◆[CDH] Develop a set of variables that all needs assessments will have in common and will be easy to update continually.
- ◆Assist communities [financially? Technically?] with conducting land inventories – municipal, county, and federal.
- ◆Encourage [financially] needs assessments to be done on a regional level.
- ◆[CDH] Ensure that all regional developments in housing funds and local initiatives are identified in order to avoid duplication.
- ◆Strongly encourage [how?] communities to determine how many jobs are being created that will require affordable housing. [This plan was endorsed by HBA in an effort to get recognition of how new jobs drive housing need.]
- ◆Inventory support services for owners and property managers.
- ◆Colo. Division of Housing Web site
- ◆ColoradoHousingSearch.com
- ◆All needs assessment data
- ◆All state and local funding sources
- ◆Connect available data from public and private sources.
 - Connectivity among all public sources:
 - ◆ Labor
 - ◆ Workforce development
 - ◆ Demography
 - ◆ Local agencies

Improving Service

- ◆[CDH, HUD, CHFA, etc.]Join with other major funders to create common application and monitoring procedures.
- ◆[CDH and locals] Coordinate data with local 211 services
- ◆Provide information outlets directed to the end consumer

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- ◆ Create a one-stop-shop that provides comprehensive information on funding sources and how to use them. [who will lead this effort?]
- ◆ Continually promote and develop technical assistance and data services programs.
- ◆ Partnerships with demography and other DOLA field staff.
- ◆ Increase outreach to small communities with little capacity for applying to state housing board.
- ◆ [Housing agencies] Increase outreach to public and private organizations that may benefit from services such as trainings, data services, and ColoradoHousingSearch.Com.
- ◆ [CDH] Coordinate with the Colo. Assoc. of REALTORS to augment their affordable housing training programs.

Strategic Partnerships

- ◆ Building blocks of community development:
 - Jobs
 - Housing
 - Transportation
 - Water
 - Education
- ◆ Housing agencies need to take the first steps in building communications with:
 - Councils of Governments
 - Regional Planning Commissions
 - Club 20, Action 22, Progressive 15
 - Economic Development Organizations
 - All relevant government agencies
- ◆ Use “base jobs analysis” to identify job growth trends and the need for affordable housing. Identify sound research on this.
- ◆ Illustrate Housing’s connection to infrastructure
 - The need for developable lots
 - Effects on highway system
 - Costs of water delivery
- ◆ Encourage inclusion of a housing plan in all local comprehensive plans.
- ◆ Assist non-profit organizations with engaging economic development groups and making their housing products more available to employers.
- ◆ Housing needs for retirees – aging in place or moving?

Financing Housing Needs

- ◆ [See finance committee report]
- ◆ It is unlikely that any single revenue source will provide the desired resources.

- ◆ Develop a long-term vision for engaging the public on the need for funding.
- ◆ Encourage policies that recognize that funding decisions should be made at the state and local level.
- ◆ Press for greater flexibility in existing federal sources of funds.
- ◆ Assist with local land acquisition.
- ◆ Increase the creation developable lots through infrastructure expansion.
- ◆ Explore use of the Townsite Act for land acquisition.
- ◆ Increase coordination with private foundations.

Policy Development

- ◆ Consider emulating programs nationwide that allow cities or states to acquire foreclosed and abandoned properties that in turn will be sold to developers to build affordable properties.
 - ◆ Changes in law allowing CDH to temporarily own property.
 - ◆ Foreclosure prevention programs.
 - ◆ Predatory lending prevention programs.
 - ◆ Long range planning for future capital needs of housing stock.
 - ◆ Form pool of buyers interested in acquiring foreclosing properties.
 - ◆ Require more extensive financial data from applicants to State Housing Board.
 - ◆ Encourage Community Colleges and Workforce Centers to offer homebuyer-counseling classes as part of a greater personal financial management seminar.
 - ◆ Planning and zoning regulation is the prerogative of local communities
 - ◆ Housing agencies such as CDH can provide technical assistance in working with planning officials.
 - ◆ Work with local communities in assessing impact of fees on affordable housing.
 - ◆ Create a system that will allow certain zoning efforts to meet specific community defined requirements and then be exempted from the lengthy referenda processes.
- (Rock)
- ◆ [See attached discussion topics]
 - ◆ [we need more guidance form panel on this issue]